CONFIRMATION OF REDEMPTION OF NOTES AND CANCELLATION OF LISTING

25 July 2017

Paragon Mortgages (No.7) PLC - intended delisting of notes from the Official List of the Financial Conduct Authority and cancellation of trading on the London Stock Exchange

Paragon Mortgages (No.7) PLC hereby announces that it has resolved to request the delisting of:

Class Ala Mortgage Backed Floating Rate Notes Due 2034

ISIN (Reg S Note): XS0193405890

Common Code: 019340589

ISIN (Rule 144A Note): US69912LAA35

CUSIP Number: 69912L AA 3

(the "Class Ala Notes")

Class Alb Mortgage Backed Floating Rate Notes Due 2034

ISIN: XS0193406195 Common Code: 019340619 (the "Class A1b Notes")

Class A1c Mortgage Backed Floating Rate Notes Due 2034

ISIN: XS0193406351 Common Code: 019340635 (the "Class A1c Notes")

Class B1a Mortgage Backed Floating Rate Notes Due 2043

ISIN (Reg S Note): XS0193406435

Common Code: 019340643

ISIN (Rule 144A Note): US69912LAB18

CUSIP Number: 69912L AB 1 (the "Class B1a Notes")

Class B1b Mortgage Backed Floating Rate Notes Due 2043

ISIN: XS0193406609 Common Code: 019340660 (the "Class B1b Notes")

currently admitted to listing on the Official List of the Financial Conduct Authority and to request the cancellation of the trading of the Notes on the Main Market of the London Stock Exchange (the "LSE").

The redemption of the Notes is due to take effect on 15 August 2017.

Application has been made to the Financial Conduct Authority for the Notes to be removed from the Official List and to the LSE for trading of the Notes to be cancelled with effect from 23 August 2017 or such later date upon which redemption of the Notes has occurred.

The last day of dealings in the Notes on the LSE is expected to be 15 August 2017.

The cancellation of the listing and of trading in the Notes on the LSE is expected to take effect at or about 8:00 a.m. on 23 August 2017.

For further information please contact

Pandora Sharp

Company Secretary

Tel: 0121 712 2075